

## **Ordinance 2022-35**

### **An Ordinance Amending the Comprehensive Plan of the Village of Northbrook (The Illinois Baseball Academy - 722- 730 Landwehr Road) (Plan Commission Docket No. 22-07)**

Passed by the Board of Trustees, 9/13/2022  
Printed and Published 9/14/2022

Printed and Published in Pamphlet Form  
by Authority of the  
President and Board of Trustees  
VILLAGE OF NORTHBROOK  
COOK COUNTY, ILLINOIS

I hereby certify that this document  
was properly published on the date  
stated above.

/s/ Debra J. Ford  
Village Clerk

## Ordinance 2022-35

BE IT ORDAINED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

### **An Ordinance Amending the Comprehensive Plan of the Village of Northbrook (The Illinois Baseball Academy - 722-730 Landwehr Road) (Plan Commission Docket No. 22-07)**

shall be, and is hereby, adopted as follows:

#### Section 1. BACKGROUND

The Illinois Baseball Academy, LLC and The Yard, LLC (collectively, the “**Applicants**”) have submitted an application requesting relief to operate a Physical Fitness Facility at 722-730 Landwehr Road (“**Property**”), which is owned by First Industrial Mortgage Partnership, L.P (“**Owner**”). The Applicants, as lessees of the Property, have filed an application requesting that the Property’s Comprehensive Plan designation be amended and the Owner has consented to the Applicants’ application.

The Property is currently designated for General Industrial, Warehouse, and Office use in the Village of Northbrook Comprehensive Plan (2010), as amended (“**Comprehensive Plan**”), and the Applicants have requested an amendment to the Comprehensive Plan to re-designate the Property as appropriate for Industrial and Commercial Services (“**Amendment**”).

The President and Board of Trustees hereby find that it is in the best interest of the Village and the public to adopt the Amendment in accordance with the Northbrook Zoning Code (1988), as amended (“**Zoning Code**”), and pursuant to the Village's home rule powers.

#### Section 2. PUBLIC HEARING

A public hearing was duly advertised in *Northbrook Herald* on July 14, 2022 and held at the Plan Commission's regular meeting on August 2, 2022. On August 16, 2022, the Plan Commission recommended, by Plan Commission Resolution No. 22-PC-08, that the President and the Board of Trustees approve the Comprehensive Plan Amendment.

#### Section 3. AMENDMENT OF THE COMPREHENSIVE PLAN

The Comprehensive Plan shall be, and is hereby, amended by re-designating the Property

as appropriate for “Industrial and Commercial Services” as depicted in *Exhibit A*, and as legally described in *Exhibit B*, attached to and by this reference incorporated into this Ordinance, in accordance with Paragraph 11-201 E3 of the Zoning Code and pursuant to the home rule powers of the Village of Northbrook.

Section 4. CERTIFICATE OF NOTICE

The Village Manager is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Comprehensive Plan with the Office of the Cook County Clerk in accordance with and pursuant to Paragraph 11-201 E4 of the Zoning Code.

Section 5. EFFECTIVE DATE.

This Ordinance shall be in full force and effect only upon the occurrence of all of the following events:

- A. passage by the Board of Trustees by a majority vote in the manner required by law;
- B. publication in pamphlet form in the manner required by law;
- C. passage and publication of Ordinances (i) rezoning the Property from the I-1 Restricted Industrial District to the Industrial and Commercial Services (ICS) District; and (ii) granting a special permit and variations to Applicants to operate a Physical Fitness Facility (SIC No. 7991.00) on the Property.

Adopted: 9/13/2022

<b>RESULT:</b>	<b>ADOPTED BY CONSENT VOTE [6 TO 0]</b>
<b>MOVER:</b>	Bob Israel, Trustee
<b>SECONDER:</b>	Dan Pepoon, Trustee
<b>AYES:</b>	Israel, Collison, Ross, Hebl, Pepoon, Ebhomielen
<b>ABSTAIN:</b>	Kathryn Ciesla

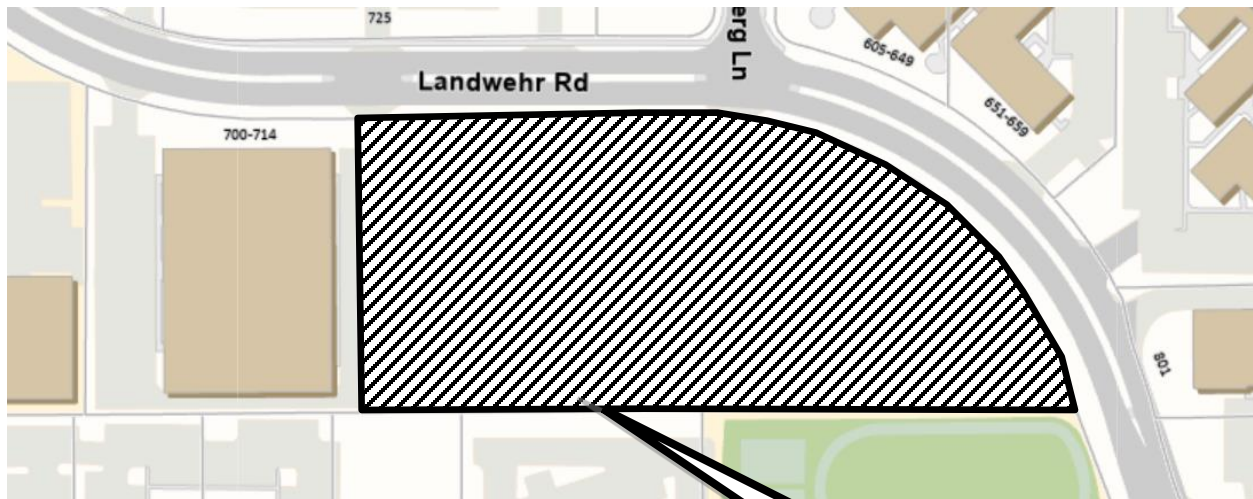
ATTEST:

/s/ Kathryn L Ciesla  
Village President

/s/ Debra J. Ford  
Village Clerk

## EXHIBIT A

### COMPREHENSIVE PLAN AMENDMENT



722 – 730 Landwehr Road  
redesignated from the General  
Industrial, Warehouse, and  
Office to Industrial and  
Commercial Services

**EXHIBIT B**

**LEGAL DESCRIPTION**

LOTS 2 & 3 IN LANDWEHR ROAD RESUBDIVISION OF LOT 1 IN BLOCK 4 IN FIRST RESUBDIVISION OF SKY HARBOR INDUSTRIAL PARK UNIT ONE IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-05-304-022-0000 and 04-05-304-023-0000

Commonly known as 722-730 Landwehr Road, Northbrook, Illinois.